

ANDERSON LEGAL DESCRIPTION (2004)

TRACTS 11, 12, AND 13 OF "O. LERVICK'S PLAT OF AGATE COVE, WEST BEACH-- GUEMES ISLAND, SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 42, RECORDS OF SKAGIT COUNTY, WASHINGTON, (INCLUDING IN SAID DESCRIPTION THE SECOND CLASS TIDELAND PORTION OF THE ABOVE DESCRIBED PROPERTY, AS SHOWN ON THE PLAT)

EXCEPT THE NORTH 150 FEET THEREOF AS MEASURED ALONG THE WEST SURVEY LINE THEREOF AND BY A LINE DRAWN PARALLEL TO THE NORTH LINE THEREOF; ALSO EXCEPT THE SOUTHERLY 41 FEET THEREOF;

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS A STRIP OF LAND 15 FEET IN WIDTH (THE CENTER LINE OF WHICH IS A LINE DRAWN PARALLEL TO AND 7 1/2 FEET EAST OF THE WEST LINE OF LERVICK AVENUE EXTENDED NORTHERLY) ACROSS TRACT 10 AND THE SOUTHERLY 41 FEET OF TRACT 11.

LEGAL DESCRIPTION IS FROM QUIT CLAIM DEED RECORDED UNDER AUDITOR'S FILE 9004240041, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EASEMENT NOTES (05/2004)

- NO SURVEY WAS PERFORMED IN THE FIELD. INFORMATION USED IN LOCATING THE EASEMENTS WAS PROVIDED BY THE CLIENT.
- THIS EXHIBIT WAS DRAFTED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THIS EXHIBIT DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, PROVISIONS, COVENANTS OR CONDITIONS WHICH MAY AFFECT THE PARCELS SHOWN HEREON.
- THIS EXHIBIT ILLUSTRATES A COMPOSITE OF INFORMATION GATHERED (1) DURING SURVEY WORK PERFORMED ON THE SITE IN 2001, AND (2) CURRENT (2004) INFORMATION PROVIDED BY THE CLIENT. IT IS INTENDED ONLY TO SHOW FEASIBLE ACCESS ACROSS PORTIONS OF THE ANDERSON PROPERTY, AND NOT TO REPRESENT CURRENT EXISTING CONDITIONS.
- THIS EXHIBIT WAS REVISED IN MAY 2004 AT THE REQUEST OF PHILIP A. SERKA, ATTORNEY FOR MR. ANDERSON. CHANGES MADE WERE: (1) REMOVAL OF 15-FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITIES EXTENDING NORTH FROM LERVICK AVENUE; (3) REMOVAL OF THE SHED ON THE NORTH SIDE OF THE ANDERSON RESIDENCE; AND (4) PLACEMENT OF A 2-FOOT WIDE ACCESS/MAINTENANCE EASEMENT ABUTTING THE WEST AND SOUTH SIDES OF THE STAIRS ACCESSING THE "HAM" SHACK.

EASEMENT NOTE (09 AND 11/2004)

- THIS EXHIBIT WAS FURTHER REVISED IN SEPTEMBER AND NOVEMBER 2004 AT THE REQUEST OF JAMES ANDERSON, ATTORNEY FOR THE SHOEMAKE LIVING TRUST. CHANGES MADE FROM THE MAY 2004 EXHIBIT WERE: (1) EXPANDING THE WIDTH OF THE VEHICULAR ACCESS EASEMENT FROM 12 TO 15 FEET FOR THE PORTION THEREOF LYING WEST OF THE GATE. THAT WAS ACCOMPLISHED BY SHIFTING THE SOUTHERLY MARGIN IN A SOUTHERLY DIRECTION (AT RIGHT ANGLES) 3.00 FEET SOUTHERLY. THIS CHANGE IS REFLECTED IN AN EDITED EASEMENT LINE TABLE AND AN EDITED VEHICULAR ACCESS EASEMENT. (2) CREATING A 2-FOOT WIDE ACCESS EASEMENT AROUND THE STAIRS ON THE SOUTH SIDE OF THE "HAM SHACK" BUILDING. THE STAIR AND BUILDING ENCROACHMENT ARE DESCRIBED IN A SEPARATE DOCUMENT. (3) THE LOCATION OF THE GATE WAS MOVED TO THE PROPERTY LINE AND ITS WIDTH CHANGED TO 13 1/2 FEET. THE EASEMENT DESCRIPTION WAS CHANGED TO FIT.

AUDITOR'S CERTIFICATE

6/21/2005 Page 1 of 1 8:44AM  
N. B. RUMMELT  
Skagit County Auditor

SURVEY NOTES (2001)

- THIS SURVEY WAS PERFORMED IN THE FIELD USING A LEICA TC01105 ELECTRONIC DISTANCE MEASURING THEODOLITE.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, PROVISIONS, COVENANTS OR CONDITIONS WHICH MAY AFFECT THE PARCELS SHOWN HEREON.
- BASIS OF BEARING: NORTH 22° 10' 31" EAST BETWEEN THE FOUND MEANDER CORNER STONE MONUMENT AND THE FOUND CONCRETE MONUMENT AT THE INTERSECTION OF LERVICK AVENUE AND HILLSIDE DRIVE, AS COMPUTED FROM O. LERVICK'S PLAT OF AGATE COVE, RECORDED IN VOLUME 4 OF PLATS AT PAGE 42, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EASEMENT LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 77°19'51" W	10.65'
L2	N 53°06'15" W	20.64'
L3	N 35°35'57" W	19.27'
L4	N 20°39'33" W	9.61'
L5	N 19°49'34" W	13.50'
L6	N 25°54'01" W	21.63'
L7	N 11°51'24" W	22.90'
L8	S 88°10'00" E	15.44'
L9	S 11°51'24" E	22.40'
L10	S 25°54'01" E	20.58'
L11	S 19°49'34" E	14.19'
L12	S 20°39'33" E	7.54'
L13	S 35°35'57" E	15.00'
L14	S 53°06'15" E	18.34'
L15	S 56°04'35" E	10.34'
L16	S 31°28'05" E	11.59'
L17	N 88°10'00" W	16.02'
L18	N 15°46'19" W	2.23'
L19	S 73°56'52" W	23.60'
L20	N 15°46'19" W	9.83'
L21	N 73°56'52" E	5.68'



EASEMENT LEGAL DESCRIPTIONS (2004) SECOND BELLINGHAM

ANDERSON TO SHOEMAKE LIVING TRUST -- VEHICULAR ACCESS

ALL THAT PART OF THAT CERTAIN TRACT OF LAND CONVEYED TO GILL ANDERSON BY QUIT CLAIM DEED RECORDED APRIL 24, 1990 UNDER AUDITOR'S FILE NO. 9004240041, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND BEING A PORTION OF TRACTS 11, 12, AND 13, "O. LERVICK'S PLAT OF AGATE COVE, WEST BEACH--GUEMES ISLAND, SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 42, RECORDS OF SAID COUNTY AND STATE, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 10, SAID "O. LERVICK'S PLAT OF AGATE COVE, WEST BEACH--GUEMES ISLAND, SKAGIT COUNTY, WASHINGTON", AS SAID POINT IS SHOWN ON THAT CERTAIN RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 200105250015, RECORDS OF SAID COUNTY AND STATE, THENCE NORTH 01°50'00" EAST ALONG THE WEST LINE OF SAID LOT 10 AND LOT 11, A DISTANCE OF 88.61 FEET TO A POINT LYING ON THE WESTERLY LINE OF A STRIP OF LAND 15.00 FEET IN WIDTH, THENCE ALONG SAID WESTERLY LINE FOR THE FOLLOWING COURSES: NORTH 53°06'15" WEST, A DISTANCE OF 20.64 FEET; NORTH 35°35'57" WEST, A DISTANCE OF 19.27 FEET; NORTH 20°39'33" WEST, A DISTANCE OF 9.61 FEET; NORTH 19°49'34" WEST, A DISTANCE OF 13.50 FEET; NORTH 25°54'01" WEST, A DISTANCE OF 21.63 FEET; AND NORTH 11°51'24" WEST, A DISTANCE OF 27.90 FEET TO THE NORTH LINE OF SAID ANDERSON TRACT AND THE NORTHWEST CORNER OF SAID 15 FOOT WIDE STRIP OF LAND, THENCE SOUTH 88°10'00" EAST ALONG SAID NORTH LINE, A DISTANCE OF 15.44 FEET TO THE FOLLOWING COURSES: SOUTH 11°51'24" EAST, A DISTANCE OF 22.40 FEET; SOUTH 25°54'01" EAST, A DISTANCE OF 20.58 FEET; SOUTH 19°49'34" EAST, A DISTANCE OF 14.19 FEET; SOUTH 20°39'33" EAST, A DISTANCE OF 7.54 FEET; SOUTH 35°35'57" EAST, A DISTANCE OF 15.00 FEET; SOUTH 53°06'15" EAST, A DISTANCE OF 18.34 FEET; AND SOUTH 56°04'35" EAST, A DISTANCE OF 10.34 FEET; THENCE LEAVING SAID EASTERLY LINE, SOUTH 31°28'05" EAST, A DISTANCE OF 11.59 FEET TO SAID SOUTH LINE OF SAID ANDERSON TRACT; THENCE NORTH 88°10'00" WEST, A DISTANCE OF 16.02 FEET TO THE TRUE POINT OF BEGINNING;

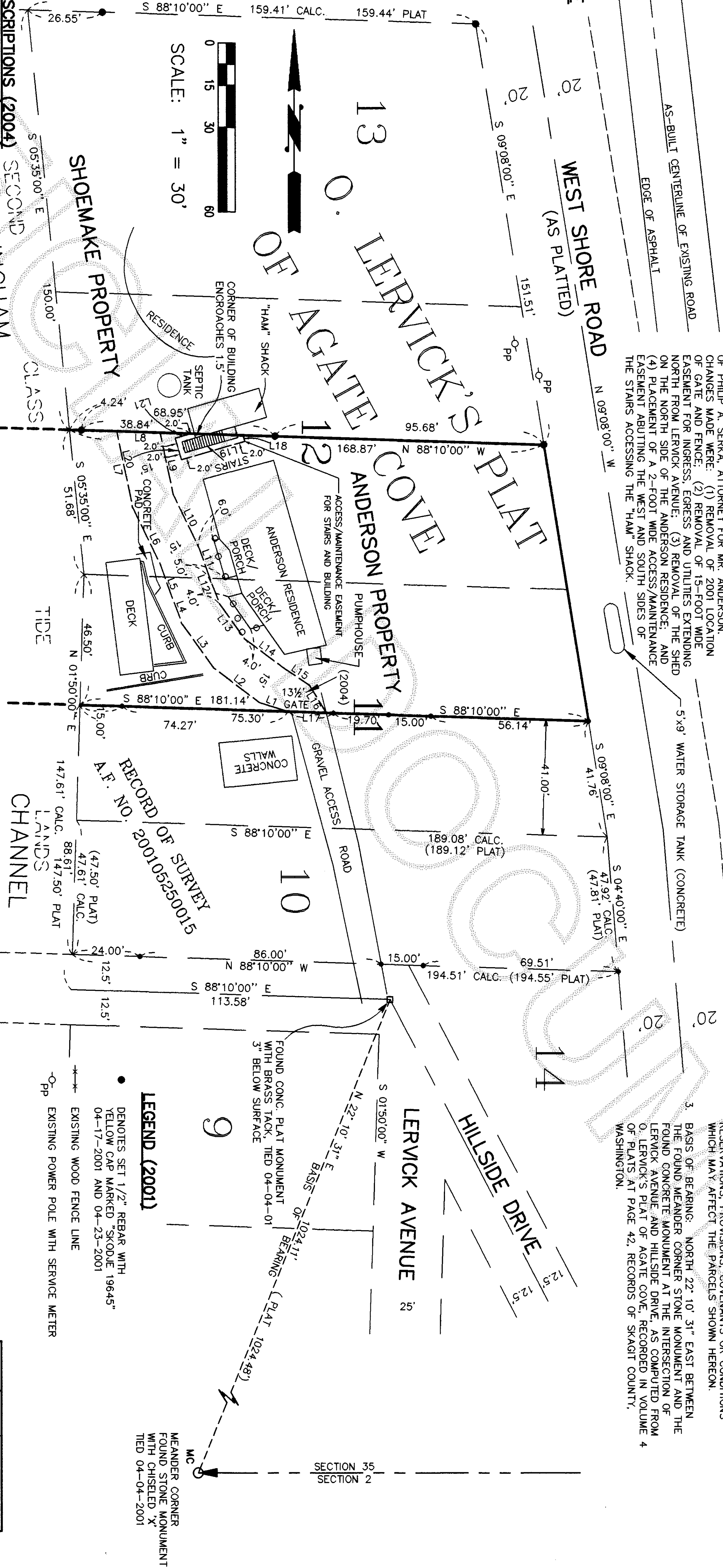
SUBJECT TO PUBLIC OR PRIVATE EASEMENTS, COVENANTS, RESTRICTIONS, OR OTHER ENCUMBRANCES OF RECORD, SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

ANDERSON TO SHOEMAKE LIVING TRUST -- HAM SHACK ACCESS

ALL THAT PART OF THAT CERTAIN TRACT OF LAND CONVEYED TO GILL ANDERSON BY QUIT CLAIM DEED RECORDED APRIL 24, 1990 UNDER AUDITOR'S FILE NO. 9004240041, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND BEING A PORTION OF TRACTS 11, 12, AND 13, "O. LERVICK'S PLAT OF AGATE COVE, WEST BEACH--GUEMES ISLAND, SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 42, RECORDS OF SAID COUNTY AND STATE, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

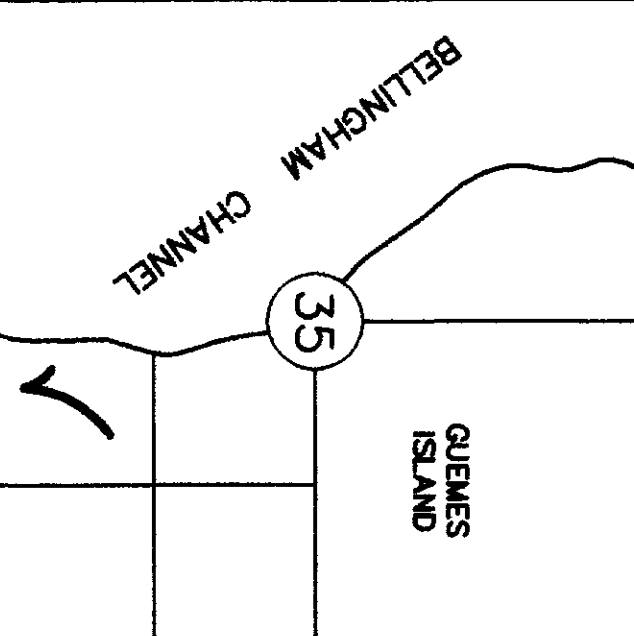
A STRIP OF LAND 2.00 FEET IN WIDTH, SAID STRIP LYING SOUTHERLY, EASTERLY, NORTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE SOUTHWEST CORNER OF LOT 10, SAID "O. LERVICK'S PLAT OF AGATE COVE, WEST BEACH--GUEMES ISLAND, SKAGIT COUNTY, WASHINGTON", AS SAID POINT IS SHOWN ON THAT CERTAIN RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 200105250015, RECORDS OF SAID COUNTY AND STATE, THENCE NORTH 01°50'00" EAST ALONG THE WEST LINE OF SAID LOT 10 AND LOT 11, A DISTANCE OF 147.61 FEET TO THE NORTHWEST CORNER OF SAID LOT 11; THENCE NORTH 05°35'00" WEST ALONG THE WEST LINE OF SAID LOT 12, A DISTANCE OF 51.68 FEET TO A POINT ON THE NORTH LINE OF SAID ANDERSON TRACT; THENCE SOUTH 88°10'00" EAST ALONG SAID NORTH LINE, A DISTANCE OF 43.08 FEET TO THE TRUE POINT OF BEGINNING OF SAID DESCRIBED LINE; THENCE SOUTH 73°56'52" WEST, A DISTANCE OF 5.68 FEET; THENCE SOUTH 15°46'19" EAST, A DISTANCE OF 9.83 FEET; THENCE NORTH 73°56'52" EAST, A DISTANCE OF 23.60 FEET; THENCE NORTH 15°46'19" WEST, A DISTANCE OF 2.23 FEET TO SAID NORTH LINE AND THE END OF SAID DESCRIBED LINE;

SUBJECT TO PUBLIC OR PRIVATE EASEMENTS, COVENANTS, RESTRICTIONS, OR OTHER ENCUMBRANCES OF RECORD, SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.



LEGEND (2001)

- DENOTES SET 1/2" REBAR WITH YELLOW CAP MARKED "SKODJE 19645" 04-17-2001 AND 04-23-2001
- EXISTING WOOD FENCE LINE
- P- EXISTING POWER POLE WITH SERVICE METER



SEC. 35, T36N, R1E, W.M.

REVISED EASEMENT EXHIBIT

GILL E. ANDERSON AND THE SHOEMAKE LIVING TRUST  
PORTION OF GOVT LOT 5 (IN THE SW 1/4 OF THE SE 1/4) OF SECTION 35  
TWP. 36 N., RGE. 1 E., WM.

GUEMES ISLAND, SKAGIT COUNTY, WASHINGTON

LEONARD, BOUDINOT and SKODJE, INC.  
CIVIL ENGINEERS AND LAND SURVEYORS  
603 SOUTH FIRST ST., MOUNT VERNON, WA 98273 (360)336-5751

DOWN BY: PRH DATE: MAY 2005  
FIELD BOOK: 544 PGS. 62-65

SCALE: 1" = 30'  
JOB NO.: 04008